



- ENVIRONMENTAL RECOMMENDATIONS**
- The following are recommendations to address the environmental concerns raised by the construction of this commercial development on the Edwards Aquifer Recharge Zone:
- Prior to the release of any building permits the owner/operator of any Category 2 property shall submit a Letter of Certification (Site Development Plan) to the Watershed Protection and Management Department of the San Antonio Water System.
 - The following shall be submitted to the Aquifer Studies Division of the San Antonio Water System prior to the release of any building permits:
 - A Water Pollution Abatement Plan shall be Submitted for each particular development/use within the area being considered for re-zoning.
 - A set of site specific Plans which must have a signed Engineers Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
 - The Owner/operator shall discharge water into the ponds through an approved airgap system or by installing an approved backflow prevention device.
 - The existing wells shall be inspected by the Water Quality Division of the San Antonio Water System and available documentation of well construction shall be provided. Plugging of the wells must be done in compliance with Chapter 34, Article VI, Section 34-574 of the City Code.
 - All Properties containing any portion of the 100-year floodplain, shall have in accordance with Chapter 34, Article VI, Division 6, Section 34-913, a buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in its natural condition.
 - Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about Best Management Practices (BMP) of pesticide and fertilizer application. Preventing Groundwater Pollution: A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
 - The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
 - The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - If any solution openings, caves, sinkholes, or wells are found during the excavation, construction or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3098 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
 - The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	=	P1-R8, ERZD
PROPOSED DENSITY	=	1.8 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35 %
PROPOSED PERCENTAGE OF OPEN SPACE	=	70.29 %
TOTAL ACRES	=	43.86 ACRES
5.14 ACRES	STREET PAVEMENT/CONC. ISLANDS & CONC. DRAINS	
2.20 ACRES	DRIVEWAYS (1200 S.F.)	
5.69 ACRES	HOUSE SLABS (INCLUDES GARAGES) (TYPICAL 3100 S.F.)	
13.03 ACRES	TOTAL	
NET OPEN SPACE	= (43.86 - 13.03) = 30.83 ACRES	43.86 ACRES
OPEN SPACE RATIO	= 70.29 %	

OWNER:
CADILLAC VENTURES, LTD.
12015 SAN PEDRO AVE. SUITE 100
SAN ANTONIO, TX., 78216

APPROVED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
7/28/99
7/28/99

REVISIONS:
5-05-99 revised open space area
5-17-99 Entry & Gate Location
6-30-99 25' Bldg. Setback
7-19-99 25' Bldg. Setback to 40'
Bldg. Setback Along Cadillac Drive

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000 FAX: 210.375.8010

**CADILLAC LAKE ESTATES
PLANNED UNIT DEVELOPMENT PLAN**
P.U.D. NO. 99-019

JOB NO. 4330-03
DATE 3-20-99
DESIGNER JP
CHECKED JP **DRAWN** JLC
SHEET 1 OF 1